WARRANTY DEED Form 1081 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00.
- - - - - - - TEN AND NO/100 - - - - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, we, C. J. Sain and wife, Celestine F. Sain,

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have bargained and sold, and by these presents do transfer and convey unto the said LESLIE C. GREGORY, JR. and wife, KATHLEEN K. GREGORY, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County.

Said lot 38 fronts 81 feet on the northerly side of Lakeland Drive and runs back 262.1 feet on the easterly line, and 261.7 feet on the westerly line, to a dead line, measuring 81 feet thereon.

Being part of the property conveyed to C. J. Sain and wife, Celestine F. Sain, by deed from Houston T. Ezell and wife, of record in Book 2274, page 187, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 2153, page 577, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leslie C. Gregory, Jr. and wife, Kathleen K. Gregory, their heirs and assigns, forever.

And we do covenant with the said grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of October, 1954.

C. J. Sain

Celestine F. Sain

Celestine F. Sain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named C. J. Sain and wife, Celestine F. Sain, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 1954.

Commission expires July 11th, 1956.

Nancy Junius Hicks
Notary Public